

**STAFF REPORT**

Town Council, January 14, 2016

**White Oak Village Subdivision Rezoning 15-REZ-17 (PL16-034b)**

Consider action on proposed rezoning request

From: Jeff Ulma, Planning Director

Prepared by: Debra Grannan, Senior Planner

Approved by: Mike Bajorek, Interim Town Manager

Approved by: Russ Overton, Assistant Town Manager

**Speaker:** Debra Grannan

**Executive Summary:** To amend the Town of Cary Official Zoning Map by applying initial zoning of Residential 40 Conditional Use (R-40-CU) and applying the Conservation Residential Overlay District (CROD) and Watershed Protection Overlay District (Jordan Lake Subdistrict) to approximately 18.22 acres located at 8127 and 8205 Ridgeback Road. There is an Owner-Initiated Annexation Petition – 15-A-17 associated with this case. This rezoning/LDO Amendment has an associated Consistency and Reasonableness Statement.

**Proposed Council Action:** Council may take action.

NOTE: The purpose of the rezoning is to determine whether or not the land uses and densities allowed in the proposed zoning district are appropriate for the site. Technical design standards of the Land Development Ordinance are addressed during review of the site or subdivision plan.

**SUBJECT PARCELS**

Property Owner(s)	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Deeded Acreage
Michael Roman Szpir 102 Stable Road Carrboro, NC 27510	0723592074	0028364	10.88
James T. and Donna D. Turner 8127 Ridgeback Road Apex, NC 27523	0723497295	0124515	7.34
<b>Total Area</b>			18.22

**BACKGROUND INFORMATION**

Applicant	Michael Roman Szpir, James T. and Donna D. Turner		
Applicant's Contact Person	Alex Crow Capital Properties 3818 Bland Road Raleigh, NC 27609		
Acreage	18.22		
General Location	8127 and 8205 Ridgeback Road		
Schedule	<b>Town Council Public Hearing</b> November 19, 2015	<b>Planning &amp; Zoning Board</b> December 14, 2015	<b>Town Council</b> January 14, 2016
Land Use Plan Designation	Southwest Area Plan Very Low Density Residential (VLCR)		
Existing Zoning District(s)	Wake County R-40W		
Existing Zoning Conditions	None		
Proposed Zoning District(s)	Residential 40 Conditional Use (R-40-CU), Conservation Residential Overlay District (CROD) and Watershed Protection Overlay District (Jordan Lake Subdistrict)		

Proposed Zoning Conditions	Uses shall be limited to detached residential and neighborhood recreation.
Town Limits	The subject property is located outside the corporate limits and the Town of Cary ETJ. An owner-initiated annexation petition, 15-A-17, has been submitted by the property owners in conjunction with this rezoning request.
Staff Contact	Debra Grannan Senior Planner (919) 460-4980 Debra.grannan@townofcary.org

# Vicinity Map

*White Oak Village  
Subdivision  
15-REZ-17*

